

ORDINANCE NO. 010201-10

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 25-2 OF THE CITY CODE AS FOLLOWS:

523.7 ACRES OF LAND, MORE OR LESS, CONSISTING OF TWO TRACTS OF LAND OUT OF THE WALKER WILSON SURVEY NO. 2, ABSTRACT NO. 27, FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO SINGLE FAMILY RESIDENCE STANDARD LOT-CONDITIONAL OVERLAY (SF-2-CO) COMBINING DISTRICT FOR TRACT ONE AND RURAL RESIDENCE-CONDITIONAL OVERLAY (RR-CO) COMBINING DISTRICT FOR TRACT TWO, LOCALLY KNOWN AS 2700-3300 SQUIRREL HOLLOW, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base districts on the property described in File C14-99-2059, as follows:

Tract One: From interim rural residence (I-RR) to single family residence standard lot-conditional overlay (SF-2-CO) combining district.

385.15 acre tract of land, more or less, out of the Walker Wilson Survey No. 2, Abstract No. 27 in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, and

Tract Two: From interim rural residence (I-RR) to rural residence-conditional overlay (RR-CO) combining district.

138.55 acre tract of land, more or less, out of the Walker Wilson Survey No. 2, Abstract No. 27 in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance, (the "Property")

locally known as 2700-3300 Squirrel Hollow, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds the total traffic generation for the Property as specified in that certain Traffic Impact Analysis ("TIA") prepared by J. Michael Heath of Texas Alliance Engineers, dated September 1999, or as amended and approved by the Director of the Development Review and Inspection Department. All development on the Property is subject to the recommendations contained in the memorandum from the Transportation Review Section of the Development Review and Inspection Department, dated May 8, 2000. The TIA shall be kept on file at the Development Review and Inspection Department.
2. Except for emergency access, vehicular access from the Property to Squirrel Hollow is prohibited. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.

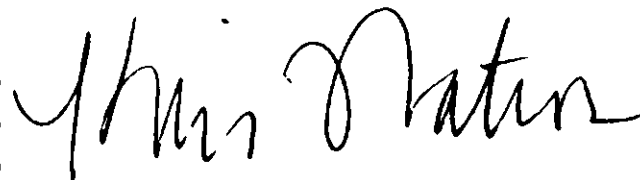
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

PART 3. The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.


PART 4. This ordinance takes effect on February 12, 2001.

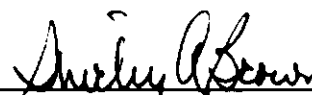
PASSED AND APPROVED

February 1, 2001

§
§
§


Kirk Watson
Mayor

APPROVED: 
Andrew Martin
City Attorney

ATTEST: 
Shirley A. Brown
City Clerk

385.15 Acres
Bauerle Ranch
Zoning

FN00-107 (RLM)
December 11, 2000
C&B Project No. 050024.001.1.0302

A DESCRIPTION OF 385.15 ACRE TRACT OF LAND, (TRACT 1), OUT OF THE WALKER WILSON SURVEY NO. 2, ABSTRACT NO. 27 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 523.70 ACRE TRACT OF LAND, (TRACT A), AS DESCRIBED IN A DEED TO CONTINENTAL HOMES OF TEXAS, L. P. AS RECORDED IN DOCUMENT NO. 2000134315 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 385.15 ACRE TRACT, SHOWN AS TRACT 1 ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Tract A – 523.70 Acres

BEGINNING at a 1/2-inch iron rod found for the northwest corner of the said 523.70 acre tract, being the northeast corner of Lot 19 of Shady Hollow Section 4, a subdivision as recorded in Book 84, Pages 101B-101C of the Plat Records of Travis County, Texas, same being on the south line of Squirrel Hollow Drive, a 3.19 acre variable width right-of-way as described in a deed to Travis County, Texas, as recorded in Volume 2604, Page 487 and re-recorded in Volume 3766, Pages 1754 of the Deed Records of Travis County, Texas;

THENCE, with the north line of the said 523.70 acre tract, being the south line of the said 3.19 acre tract the following two (2) courses:

1. S 89° 57' 38" E, a distance of 909.95 feet to a ¾-inch iron pipe found for the southeast corner of the said 3.19 acre tract, same being an interior ell corner to the herein described tract, and
2. N 01° 24' 10" W, a distance of 60.28 feet to a ¾-inch iron pipe found for the northeast corner of the said 3.19 acre tract, same being the southeast corner of Lot 4 of Brodie Springs Section One, a subdivision as recorded in Volume 95, Pages 33-35 of the Plat Records of Travis County, Texas, and also being the southwest corner of Lot 5 of Elmwood Park, a subdivision as recorded in Volume 80, Page 5 of the Plat Records of Travis County, Texas;

THENCE, continuing with the north line of the said 523.70 acre tract, being the south line of the said Lot 5, S 89° 35' 03" E, a distance of 223.09 feet to a 60d nail found for the southeast corner of the said Lot 5, same being the southwest corner of a called 25.102 acre tract of land as conveyed to Jessco Construction Company, Inc., as recorded in Volume 12679, pg. 1099 of the Real Property Records of Travis County, Texas;

THENCE, continuing with the north line of the said 523.70 acre tract, being the south line of the said 25.102 acre tract the following three (3) courses:

1. S 89° 27' 11" E, a distance of 1343.45 feet to a 1½-inch iron pipe found,
2. S 89° 17' 55" E, a distance of 40.71 feet to a 1½-inch iron pipe found, and
3. N 89° 21' 22" E, a distance of 161.97 feet to a 1½-inch iron pipe found for the southeast corner of the said 25.102 acre tract, same being the southwest corner of a 0.208 acre tract of land as described in a deed to Jessco Construction Company, Inc. as recorded in Volume 12679, Page. 1099 of the Real Property Records of Travis County, Texas;

THENCE, continuing with the north line of the said 523.70 acre tract, being the south line of the said 0.208 acre tract, N 89° 22' 32" E, a distance of 144.90 feet to a 1½-inch iron pipe found for the southeast

2.10 1-10

ENCLOSURE A

corner of the said 0.208 acre tract, same being in the west right-of-way line of Lindshire Lane, same being a southwest corner of Tanglewood Forest, Section Four, Phase A, a subdivision as recorded in Volume 83, Pages 57B-57C of the Plat Records of Travis County, Texas;

THENCE, continuing with the north line of the said 523.70 acre tract, being the south line of the said Tanglewood Forest, Section Four, Phase A, and the south line of Tanglewood Forest, Section Eight, a subdivision as recorded in Volume 83, Pages 213A-213B of the Plat Records of Travis County, Texas, the following seven courses:

1. S 89° 12' 46" E, a distance of 50.00 feet to a point,
2. N 89° 58' 20" E, a distance of 152.34 feet to a ½-inch iron rod found for the common corner of Lot 2 and Lot 3 of the said Tanglewood Forest, Section Four, Phase A,
3. N 89° 54' 10" E, a distance of 527.58 feet to a 3/8-inch iron rod found,
4. N 89° 53' 04" E, a distance of 68.89 feet to a ½-inch iron rod found,
5. N 29° 17' 34" E, a distance of 160.38 feet to a 3/8-inch iron rod found,
6. S 58° 36' 46" E, a distance of 267.45 feet to a 5/8-inch iron rod found, and
7. N 89° 54' 35" E, a distance of 723.58 feet to a 5/8-inch iron rod found for the northeast corner of the said 523.70 acre tract, being the northwest corner of a called 7.40 acre tract of land described in a deed to Raymond E. Ender as recorded in Volume 1441, Page 167 of the Deed Records of Travis County, Texas;

THENCE, leaving the south line of the said Tanglewood Forest, Section Eight, with the east line of the said 523.70 acre tract, being the west line of the said 7.40 acre tract, S 00° 01' 30" E, a distance of 399.44 feet to a fence post found for the southwest corner of the said 7.40 acre tract, same being the northwest corner of Lot 27 of Ford Oaks Annex, a subdivision as recorded in Book 2, Page 194 of the Plat Records of Travis County, Texas;

THENCE, continuing with the east line of the said 523.70 acre tract, being the west line of the said of Ford Oaks Annex, and the west line of a called 4.03 acre tract of land described in a deed to Andy Wagner, as recorded in Volume 7346, Page 453 of the Real Property Records of Travis County, Texas, S 00° 09' 50" W, a distance of 1828.05 feet to ¾-inch iron pipe found for the southwest corner of the said 4.03 acre tract, being the northwest corner of a called 3.852 acre tract of land described in a deed to Griffin and Company, as recorded in Volume 11848, Page 335 of the Real Property Records of Travis County, Texas;

THENCE, continuing with the east line of the said 523.70 acre tract, being the west line of the said 3.852 acre tract, S 00° 08' 58" W, a distance of 463.26 feet to a ¾-inch iron pipe found for the southwest corner of the said 3.852 acre tract, being the northwest corner of Lynbrook Drive, a 50 foot right-of-way, as described in a deed to Travis County, as recorded in Volume 3651, Page 860 of the Deed Records of Travis County, Texas;

THENCE, continuing with the east line of the said 523.70 acre tract, being the west line of the said Lynbrook Drive, and the west line of a called 5.92 acres of land as described in a deed to Robert H. Glenn, Jr., as recorded in Volume 7580, Page 425 of the Real Property Records of Travis County, Texas,

S 00° 51' 03" E, a distance of 1306.20 feet to a point for the approximate centerline of Slaughter Creek, same being the southwest corner the said 5.92 acre tract, and being a northwest corner of a 17.57 acre tract of land as conveyed to Sam Alexander as recorded in Volume 1488, Page 211 of the Deed Records of Travis County, Texas, for a southeast corner of the herein described tract;

THENCE, with the southeast line of the said 523.70 acre tract, being the approximate centerline of Slaughter Creek and the north line of the said Lot 57 the following three (3) courses:

1. S 66° 45' 30" W, a distance of 288.06 feet to a point,
2. S 32° 50' 30" W, a distance of 222.22 feet to a point, and
3. S 53° 25' 49" W, a distance of 388.02 feet to a iron pipe found for the northwest corner of the said 17.57 acre tract, being the northeast corner of Lot 57, Block f of Hillcrest Section 2, a subdivision as recorded in Volume 161, Pages 27D of the Plat Records of Travis County, Texas;

THENCE, continuing with the southeast line of the said 523.70 acre tract, being the approximate centerline of Slaughter Creek and the north line of the said Lot 57 the following thirteen (13) courses:

1. S 21° 57' 40" W, a distance of 95.85 feet to a point,
2. S 46° 16' 18" W, a distance of 89.37 feet to a point,
3. S 58° 38' 37" W, a distance of 68.56 feet to a point,
4. S 76° 13' 44" W, a distance of 77.53 feet to a point,
5. S 82° 43' 08" W, a distance of 75.79 feet to a point,
6. N 77° 45' 44" W, a distance of 161.90 feet to a point,
7. N 79° 26' 15" W, a distance of 134.98 feet to a point,
8. S 77° 35' 45" W, a distance of 132.97 feet to a point,
9. S 74° 04' 49" W, a distance of 64.55 feet to a point,
10. N 84° 15' 10" W, a distance of 93.04 feet to a point,
11. N 63° 25' 43" W, a distance of 75.12 feet to a point,
12. N 66° 48' 50" W, a distance of 168.71 feet to a point, and
13. N 60° 01' 15" W, a distance of 36.82 feet to a point for the northwest corner of the said Lot 57, being an interior corner of the said 523.70 acre tract;

THENCE, with an east line of the said 523.70 acre tract, being the west line of the said Lot 57 and the west line of Lot 56 of the said of Hillcrest Section 2, the following three (3) courses:

1. S 21° 14' 14" W, a distance of 59.97 feet to a point,

2. S 21° 58' 21" E, a distance of 131.91 feet to a point,
3. S 07° 49' 07" W, a distance of 214.83 feet to a 1-inch iron pipe found on the interior ell corner of Lot 56 of the said subdivision, and a southeast corner of the said 523.70 acre tract;

THENCE, with a south line of the said 523.70 acre tract, N 84° 41' 21" W, passing at a distance of 18.00 feet a northwest corner of the said Lot 56, being the northeast corner of a called 70.066 acre tract of land as conveyed to Hillcrest Subdivision, Ltd., as recorded in Volume 12916, Page 1130 of the Real Property Records of Travis County, Texas, continuing with the south line of the said 523.70 acre tract, being the north line of the said 70.066 acre tract, a total distance of 567.18 feet to a 1-inch iron pipe found;

THENCE, continuing with the south line of the said 523.70 acre tract, being the north line of the said 70.066 acre tract of land, the following two (2) courses:

1. S 72° 33' 26" W, a distance of 887.42 feet to a 1-inch iron pipe found, and
2. S 82° 19' 39" W, a distance of 150.21 feet to an iron pipe found for the northwest corner of the said 70.066 acre tract of land, being a northeast corner of a called 210.467 acre tract of land, as conveyed to Scott Felder Limited Partnership, recorded in Volume 12285, Page 764 of the Real Property Records of Travis County, Texas;

THENCE, continuing with the south line of the said 523.70 acre tract, being the north line of the said 210.467 acre tract, the following two (2) courses:

1. S 89° 34' 34" W, a distance of 1295.83 feet to a 60d nail found for the southwest corner of the said 523.70 acre tract, being an interior ell corner of the said 210.467 acre tract, and
2. N 01° 20' 44" E, a distance of 13.88 feet to a 1/2-inch iron rod found for the southeast corner of Lot 16 of Shady Hollow Section 6, Phase D, a subdivision as recorded in Book 84, Pages 74A-74B of the Plat Records of Travis County, Texas;

THENCE, with the west line of the said 523.70 acre tract, being the east line of the said Shady Hollow, Section 6, Phase D, the west line of Shady Hollow, Section 6, Phase C, a subdivision as recorded in Book 84, Pages 74C-74D of the Plat Records of Travis County, Texas, and being the east line of Shady Hollow, Section 6 Phase B, a subdivision as recorded in Book 84, Pages 73C-73D of the Plat Records of Travis County, Texas, N 00° 18' 56" E, a distance of 3392.48 feet to a 1/2-inch iron rod found for the northeast corner of Lot 52 of the said Shady Hollow Section 6 Phase B, being the southeast corner of a called 3.55 acre tract of land described in a deed to Shady Hollow Homeowners Association, Inc. as recorded in Volume 12630, Page 205 of the Real Property Records of Travis County, Texas;

THENCE, continuing with the west line of the said 523.70 acre tract, being the east line of the said 3.55 acre tract, and the east line of the said Shady Hollow Section 4, N 00° 18' 40" E, a distance of 1779.92 feet to the **POINT OF BEGINNING** and containing 523.70 acres of land, Save and Except the following described tract of land:

Tract 2 - 138.55 Acres

COMMENCING at a 1/2-inch iron rod found for the northwest corner of the said 523.70 acre tract, being the northeast corner of Lot 19 of Shady Hollow Section 4, a subdivision as recorded in Book 84, Pages

101B-101C of the Plat Records of Travis County, Texas, same being on the south line of Squirrel Hollow Drive, a 3.19 acre variable width right-of-way as described in a deed to Travis County, Texas, as recorded in Volume 2604, Page 487 and re-recorded in Volume 3766, Pages 1754 of the Deed Records of Travis County, Texas;

THENCE, with the west line of the said 523.70 acre tract, being the east line of the said Shady Hollow Section 4, N 00° 18' 40" E, a distance of 1236.82 feet to the **POINT OF BEGINNING** of the herein described tract;

THENCE, leaving the said line, crossing the said 523.70 acre tract, the following fifty-seven (57) courses:

1. N 38° 41' 24" E, a distance of 80.22 feet to a point,
2. S 33° 14' 31" E, a distance of 441.56 feet to a point,
3. S 45° 48' 16" E, a distance of 260.76 feet to a point,
4. S 61° 41' 02" E, a distance of 136.00 feet to a point,
5. S 30° 22' 03" E, a distance of 118.60 feet to a point,
6. S 55° 13' 44" E, a distance of 398.18 feet to a point,
7. S 46° 37' 35" E, a distance of 128.53 feet to a point,
8. S 16° 31' 02" E, a distance of 371.29 feet to a point,
9. S 14° 22' 09" W, a distance of 133.16 feet to a point,
10. S 56° 23' 51" E, a distance of 317.89 feet to a point,
11. N 67° 43' 07" E, a distance of 94.89 feet to a point,
12. S 06° 34' 22" W, a distance of 230.54 feet to a point,
13. S 16° 09' 15" E, a distance of 179.80 feet to a point,
14. S 45° 59' 03" E, a distance of 91.01 feet to a point,
15. S 34° 00' 20" E, a distance of 329.82 feet to a point,
16. S 85° 00' 40" E, a distance of 36.90 feet to a point,
17. S 59° 08' 23" E, a distance of 129.28 feet to a point,
18. S 81° 09' 34" E, a distance of 103.04 feet to a point,
19. N 79° 55' 50" E, a distance of 256.30 feet to a point,
20. N 59° 39' 39" E, a distance of 145.60 feet to a point,

21. N 74° 37' 47" E, a distance of 70.06 feet to a point,
22. N 67° 33' 55" E, a distance of 84.04 feet to a point,
23. S 77° 28' 34" E, a distance of 46.71 feet to a point,
24. N 85° 49' 00" E, a distance of 69.42 feet to a point,
25. N 71° 32' 40" E, a distance of 130.47 feet to a point,
26. N 77° 18' 32" E, a distance of 156.73 feet to a point,
27. N 86° 05' 03" E, a distance of 154.51 feet to a point,
28. N 43° 07' 08" E, a distance of 127.55 feet to a point,
29. N 55° 09' 59" E, a distance of 258.10 feet to a point,
30. N 34° 13' 42" E, a distance of 303.74 feet to a point,
31. N 06° 36' 39" E, a distance of 268.20 feet to a point,
32. N 32° 36' 48" W, a distance of 296.25 feet to a point,
33. N 48° 39' 40" W, a distance of 82.95 feet to a point,
34. N 36° 39' 04" W, a distance of 245.25 feet to a point,
35. N 53° 36' 13" W, a distance of 176.30 feet to a point,
36. N 81° 49' 25" W, a distance of 51.67 feet to a point,
37. S 56° 37' 19" W, a distance of 82.76 feet to a point,
38. N 44° 24' 30" W, a distance of 55.80 feet to a point,
39. N 13° 11' 39" E, a distance of 53.77 feet to a point,
40. N 25° 16' 30" W, a distance of 172.73 feet to a point,
41. N 47° 35' 56" W, a distance of 135.07 feet to a point,
42. N 27° 17' 10" W, a distance of 43.80 feet to a point,
43. N 27° 17' 10" W, a distance of 59.34 feet to a point,
44. N 21° 30' 45" W, a distance of 37.59 feet to a point,
45. N 12° 46' 26" E, a distance of 229.12 feet to a point,
46. N 04° 51' 59" W, a distance of 67.13 feet to a point,

47. N 00° 21' 48" W, a distance of 259.47 feet to a point,
48. N 12° 03' 41" W, a distance of 102.78 feet to a point,
49. N 37° 57' 56" W, a distance of 163.61 feet to a point,
50. N 63° 50' 11" W, a distance of 141.48 feet to a point,
51. N 36° 27' 01" W, a distance of 68.88 feet to a point,
52. N 59° 37' 00" W, a distance of 114.13 feet to a point,
53. N 26° 26' 55" W, a distance of 88.16 feet to a point,
54. N 00° 59' 49" W, a distance of 57.16 feet to a point,
55. N 21° 10' 01" W, a distance of 177.85 feet to a point,
56. N 08° 53' 03" W, a distance of 92.34 feet to a point, and
57. N 27° 38' 14" W, a distance of 355.84 feet to a point in the north line of the said 523.70 acre tract, being a the south line of a called 25.102 acre tract of land as conveyed to Jessco Construction Company, Inc., as recorded in Volume 12679, pg. 1099 of the Real Property Records of Travis County, Texas;

THENCE, continuing with the north line of the said 523.70 acre tract, being the south line of the said 25.102 acre tract the following two (2) courses:

4. S 89° 27' 11" E, a distance of 405.32 feet to a 1½-inch iron pipe found, and
5. S 89° 17' 55" E, a distance of 25.05 feet to a point;

THENCE, leaving the said line, crossing the said 523.70 acre tract, the following sixteen courses:

1. S 50° 24' 50" E, a distance of 69.32 feet to a point,
2. S 01° 59' 29" E, a distance of 123.41 feet to a point,
3. S 38° 05' 33" E, a distance of 137.32 feet to a point,
4. S 10° 22' 25" E, a distance of 300.37 feet to a point,
5. S 27° 10' 34" E, a distance of 53.48 feet to a point,
6. S 64° 53' 39" E, a distance of 122.68 feet to a point,
7. S 44° 37' 42" E, a distance of 144.71 feet to a point,
8. N 39° 38' 45" E, a distance of 99.92 feet to a point,

9. N 04° 56' 53" W, a distance of 78.13 feet to a point,
10. N 28° 08' 12" E, a distance of 125.48 feet to a point,
11. N 36° 35' 38" E, a distance of 87.74 feet to a point,
12. N 42° 13' 36" E, a distance of 74.25 feet to a point,
13. N 50° 09' 00" E, a distance of 237.33 feet to a point,
14. N 55° 15' 31" E, a distance of 171.42 feet to a point,
15. N 43° 20' 30" E, a distance of 50.82 feet to a point, and
16. N 23° 03' 58" E, a distance of 108.21 feet to a point in the north line of the said 523.70 acre tract, being the south line of Tanglewood Forest, Section Four, Phase A, a subdivision as recorded in Volume 83, Pages 57B-57C of the Plat Records of Travis County, Texas;

THENCE, with the north line of the said 523.70 acre tract, being the south line of the said Tanglewood Forest, Section Four, Phase A plat, N 89° 53' 04" E, a distance of 68.89 feet to a point;

THENCE, leaving the said line, crossing the said 523.70 acre tract, the following thirty-four courses:

1. S 39° 38' 08" W, a distance of 211.12 feet to a point,
2. S 51° 20' 56" W, a distance of 391.61 feet to a point,
3. S 39° 40' 41" W, a distance of 76.52 feet to a point,
4. S 33° 48' 09" W, a distance of 149.19 feet to a point,
5. S 15° 27' 08" W, a distance of 84.30 feet to a point,
6. S 23° 47' 19" W, a distance of 134.69 feet to a point,
7. S 07° 59' 17" E, a distance of 84.14 feet to a point,
8. S 67° 58' 01" E, a distance of 95.85 feet to a point,
9. S 27° 22' 54" E, a distance of 85.33 feet to a point,
10. S 04° 42' 09" E, a distance of 244.86 feet to a point,
11. S 18° 26' 02" W, a distance of 337.74 feet to a point,
12. S 23° 39' 24" E, a distance of 214.33 feet to a point,
13. S 51° 59' 42" E, a distance of 389.82 feet to a point,
14. S 47° 42' 51" E, a distance of 67.84 feet to a point,

15. S 49° 24' 37" E, a distance of 13.43 feet to a point,
16. S 54° 28' 24" E, a distance of 25.24 feet to a point,
17. S 60° 15' 54" E, a distance of 106.46 feet to a point,
18. S 48° 53' 52" E, a distance of 51.38 feet to a point,
19. S 45° 33' 17" E, a distance of 137.59 feet to a point,
20. S 35° 26' 42" E, a distance of 120.07 feet to a point,
21. S 20° 34' 10" E, a distance of 34.47 feet to a point,
22. S 42° 09' 28" E, a distance of 20.51 feet to a point,
23. S 46° 12' 35" E, a distance of 111.94 feet to a point,
24. S 22° 24' 26" E, a distance of 261.32 feet to a point,
25. S 38° 47' 56" E, a distance of 167.67 feet to a point,
26. S 33° 01' 03" E, a distance of 95.09 feet to a point,
27. S 29° 09' 31" E, a distance of 288.36 feet to a point,
28. S 58° 11' 19" E, a distance of 69.94 feet to a point,
29. S 60° 57' 02" E, a distance of 36.41 feet to a point,
30. S 64° 04' 34" E, a distance of 84.74 feet to a point,
31. S 55° 43' 26" E, a distance of 39.06 feet to a point,
32. S 49° 14' 52" E, a distance of 56.17 feet to a point,
33. S 56° 19' 14" E, a distance of 84.64 feet to a point,
1. S 89° 59' 34" E, a distance of 40.73 feet to a point in the east line of the said 523.70 acre tract, being the west line of a called 5.92 acre tract of land conveyed to Robert H. Glenn, Jr. as recorded in Volume 7580, Page 425 of the Deed Records of Travis County, Texas;

THENCE, with the east line of the said 523.70 acre tract, being the west line of the said 5.92 acre tract, S 00° 51' 03" E, a distance of 629.04 feet to a point for the approximate centerline of Slaughter Creek, same being the southwest corner the said 5.92 acre tract, and being a northwest corner of a 17.57 acre tract of land as conveyed to Sam Alexander as recorded in Volume 1488, Page 211 of the Deed Records of Travis County, Texas, for a southeast corner of the herein described tract;

THENCE, with the southeast line of the said 523.70 acre tract, being the approximate centerline of Slaughter Creek and the north line of the said Lot 57 the following three (3) courses:

4. S 66° 45' 30" W, a distance of 288.06 feet to a point,
5. S 32° 50' 30" W, a distance of 222.22 feet to a point, and
6. S 53° 25' 49" W, a distance of 388.02 feet to a iron pipe found for the northwest corner of the said 17.57 acre tract, being the northeast corner of Lot 57, Block f of Hillcrest Section 2, a subdivision as recorded in Volume 161, Pages 27D of the Plat Records of Travis County, Texas, for the POINT OF COMMENCING of the herein described Save And Except tract;

THENCE, continuing with the southeast line of the said 523.70 acre tract, being the approximate centerline of Slaughter Creek and the north line of the said Lot 57 the following thirteen (13) courses:

14. S 21° 57' 40" W, a distance of 95.85 feet to a point,
15. S 46° 16' 18" W, a distance of 89.37 feet to a point,
16. S 58° 38' 37" W, a distance of 68.56 feet to a point,
17. S 76° 13' 44" W, a distance of 77.53 feet to a point,
18. S 82° 43' 08" W, a distance of 75.79 feet to a point,
19. N 77° 45' 44" W, a distance of 161.90 feet to a point,
20. N 79° 26' 15" W, a distance of 134.98 feet to a point,
21. S 77° 35' 45" W, a distance of 132.97 feet to a point,
22. S 74° 04' 49" W, a distance of 64.55 feet to a point,
23. N 84° 15' 10" W, a distance of 93.04 feet to a point,
24. N 63° 25' 43" W, a distance of 75.12 feet to a point,
25. N 66° 48' 50" W, a distance of 168.71 feet to a point, and
26. N 60° 01' 15" W, a distance of 36.82 feet to a point for the northwest corner of the said Lot 57, being an interior corner of the said 523.70 acre tract;

THENCE, with an east line of the said 523.70 acre tract, being the west line of the said Lot 57 and the west line of Lot 56 of the said of Hillcrest Section 2, the following two (2) courses:

4. S 21° 14' 14" W, a distance of 59.97 feet to a point, and
5. S 21° 58' 21" E, a distance of 35.58 feet to a point,

THENCE, leaving the said line, crossing the said 523.70 acre tract, the following thirty-one (31) courses:

1. N 69° 37' 43" W, a distance of 167.89 feet to a point,
2. S 85° 11' 07" W, a distance of 225.63 feet to a point,

6-11-10

3. S 00° 15' 56" E, a distance of 99.47 feet to a point,
4. N 39° 20' 47" W, a distance of 140.73 feet to a point,
5. N 84° 10' 00" W, a distance of 195.23 feet to a point,
6. N 58° 36' 10" W, a distance of 180.59 feet to a point,
7. N 47° 44' 16" W, a distance of 53.90 feet to a point,
8. N 28° 24' 06" W, a distance of 204.38 feet to a point,
9. N 75° 34' 25" W, a distance of 120.40 feet to a point,
10. S 81° 33' 17" W, a distance of 419.35 feet to a point,
11. S 85° 34' 21" W, a distance of 106.78 feet to a point,
12. N 09° 27' 58" W, a distance of 53.71 feet to a point,
13. N 23° 53' 55" E, a distance of 60.23 feet to a point,
14. N 39° 43' 48" E, a distance of 74.59 feet to a point,
15. N 01° 22' 22" W, a distance of 148.04 feet to a point,
16. N 16° 37' 38" E, a distance of 62.73 feet to a point,
17. N 22° 18' 30" E, a distance of 185.34 feet to a point,
18. N 27° 44' 37" W, a distance of 111.34 feet to a point,
19. N 60° 35' 29" W, a distance of 87.60 feet to a point,
20. N 66° 57' 10" W, a distance of 188.47 feet to a point,
21. N 26° 34' 27" E, a distance of 16.74 feet to a point,
22. N 78° 26' 59" E, a distance of 78.17 feet to a point,
23. N 38° 33' 02" E, a distance of 112.64 feet to a point,
24. N 16° 01' 03" W, a distance of 111.76 feet to a point,
25. N 40° 15' 53" W, a distance of 254.40 feet to a point,
26. N 37° 06' 07" W, a distance of 137.51 feet to a point,
27. N 28° 15' 58" W, a distance of 646.70 feet to a point,

28. N 26° 34' 07" W, a distance of 180.67 feet to a point,
29. N 43° 40' 21" W, a distance of 387.62 feet to a point,
30. N 53° 47' 14" W, a distance of 189.13 feet to a point, and
31. N 65° 29' 09" W, a distance of 166.26 feet to a point in the west line of the said 523.70 acre tract, being the east line of Shady Hollow, Section 6 Phase B, a subdivision as recorded in Book 84, Pages 73C-73D of the Plat Records of Travis County, Texas;

THENCE, with the west line of the said 523.70 acre tract, being the east line of the said Shady Hollow, Section 6 Phase B, N 00° 18' 56" E, a distance of 39.50 feet to a 1/2-inch iron rod found for the northeast corner of Lot 52 of the said Shady Hollow Section 6 Phase B, for the southeast corner of a called 3.55 acre tract of land described in a deed to Shady Hollow Homeowners Association, Inc. as recorded in Volume 12630, Page 205 of the Real Property Records of Travis County, Texas;

THENCE, with the west line of the said 523.70 acre tract, being the east line of the said 3.55 acre tract, and the east line of the said Shady Hollow Section 4, N 00° 18' 40" E, a distance of 543.10 feet to the **POINT OF BEGINNING** and containing 142.15 acres of land.

SAVE AND EXCEPT THE FOLLOWING DESCRIBED 3.60 ACRES OF LAND, BEING A PORTION OF TRACT A AS DESCRIBED ABOVE, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a the **POINT OF COMMENCING** referenced above;

THENCE, crossing the said 523.70 acre tract, N 46° 37' 56" W, a distance of 839.13 feet for the **POINT OF BEGINNING** of the herein described 3.60 acre tract;

THENCE, continuing across the said 523.70 acre tract of land the following thirteen (13) courses:

1. S 76° 46' 07" W, a distance of 65.00 feet to a point,
2. N 84° 33' 49" W, a distance of 52.95 feet to a point,
3. N 28° 37' 39" W, a distance of 47.28 feet to a point,
4. N 23° 29' 33" W, a distance of 150.77 feet to a point,
5. N 11° 20' 22" E, a distance of 95.72 feet to a point,
6. N 52° 14' 38" E, a distance of 201.43 feet to a point,
7. N 72° 28' 52" E, a distance of 119.48 feet to a point,
8. S 76° 47' 28" E, a distance of 135.11 feet to a point,
9. S 75° 03' 40" E, a distance of 130.46 feet to a point,
10. S 44° 24' 27" E, a distance of 103.86 feet to a point,

385.15 Acres
Bauerle Ranch
Zoning

FN00-107 (RLM)
December 11, 2000
C&B Project No. 050024.001.1.0302

11. S 15° 15' 39" W, a distance of 33.72 feet to a point,
12. S 65° 11' 25" W, a distance of 361.02 feet to a point, and
13. S 40° 54' 28" W, a distance of 132.79 feet to the **POINT OF BEGINNING** and containing 3.60 acres of land **SAVE AND EXCEPTED** from the said 142.15 acre tract, leaving a Net Acreage of 138.55 acres of land, **SAVE AND EXCEPTED** from the above described 523.70 acre -Tract A, leaving a Total Net Acreage for the herein described Tract 1 of 385.15 acres.

THE STATE OF TEXAS

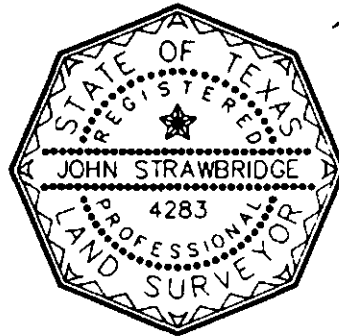
KNOW ALL MEN BY THESE PRESENTS:


COUNTY OF TRAVIS

That I, John Strawbridge, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 11th day of December 2000 A.D.

Carter & Burgess, Inc.
901 South Mopac Blvd., Suite 200
Austin, Texas 78746




John Strawbridge
Registered Professional Land Surveyor
No. 4283 - State of Texas

POINT OF
BEGINNING
523.70 ACRES

BRODIE SPRINGS
SECTION ONE
VOL. 95, PGS. 33-35

0.208 ACRES
JESSCO CONSTRUCTION
COMPANY, INC.
VOL. 12679, PG. 1099

25.102 ACRES
JESSCO CONSTRUCTION
COMPANY, INC.
VOL. 12679, PG. 1099

TANGLEWOOD FOREST
SECTION FOUR PH. A
VOL. 83, PGS. 578-57C

TANGLEWOOD FOREST
SECTION EIGHT
BOOK 83, PAGES 215A-215B

ELMWOOD PARK
VOL. 80, PG. 5

POINT OF
COMMENCING
142.15 ACRES

POINT OF
BEGINNING
142.15 ACRES

TRACT 1
385.15 ACRES
(TOTAL)

TRACT A
523.70 ACRES

CONTINENTAL HOMES
OF TEXAS, L.P.
523.70 ACRES
DOC. NO. 2000134315

WALKER WILSON SURVEY NO. 2
ABSTRACT NO. 27

3.60 ACRES

TRACT 2
138.55 ACRES
(TOTAL)

POINT OF
BEGINNING S&E
3.60 ACRES

TRACT 1

17.57 ACRES
SAM ALEXANDER
VOL. 1488, PG. 211

POINT OF
COMMENCING
3.60 ACRES

210.467 ACRES
SCOTT FELDER LIMITED
PARTNERSHIP
VOL. 12283, PG. 784

70.066 ACRES
HILLCREST SUBDIVISION, LTD
VOL. 12918, PG. 1130

DRAWING TO ACCOMPANY FIELDNOTE No. FN00-107

Carter & Burgess
Surveying

Carter and Burgess, Inc.

901 South MoPac Expressway Bldg. V Suite 200
Austin, Texas 78746
(512)314-3100 Fax (512)314-3135

- LEGEND**
- IRON ROD FOUND
 - ⊙ IRON PIPE FOUND
 - △ CALCULATED POINT

SCALE : 1" = 700'
DECEMBER, 2000
TRAVIS COUNTY, TEXAS

138.55 Acres
Bauerle Ranch
Floodplain

A DESCRIPTION OF 138.55 ACRES OUT OF THE WALKER WILSON SURVEY NO. 2, ABSTRACT NO. 27 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 523.70 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO CONTINENTAL HOMES OF TEXAS, L. P. AS RECORDED IN DOCUMENT NO. 2000134315 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 138.55 ACRE TRACT, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found for the northwest corner of the said 523.70 acre tract, being the northeast corner of Lot 19 of Shady Hollow Section 4, a subdivision as recorded in Book 84, Pages 101B-101C of the Plat Records of Travis County, Texas, same being on the south line of Squirrel Hollow Drive, a 3.19 acre variable width right-of-way as described in a deed to Travis County, Texas, as recorded in Volume 2604, Page 487 and re-recorded in Volume 3766, Pages 1754 of the Deed Records of Travis County, Texas;

THENCE, with the west line of the said 523.70 acre tract, being the east line of the said Shady Hollow Section 4, N 00° 18' 40" E, a distance of 1236.82 feet to the **POINT OF BEGINNING** of the herein described tract;

THENCE, leaving the said line, crossing the said 523.70 acre tract, the following fifty-seven (57) courses:

1. N 38° 41' 24" E, a distance of 80.22 feet to a point,
2. S 33° 14' 31" E, a distance of 441.56 feet to a point,
3. S 45° 48' 16" E, a distance of 260.76 feet to a point,
4. S 61° 41' 02" E, a distance of 136.00 feet to a point,
5. S 30° 22' 03" E, a distance of 118.60 feet to a point,
6. S 55° 13' 44" E, a distance of 398.18 feet to a point,
7. S 46° 37' 35" E, a distance of 128.53 feet to a point,
8. S 16° 31' 02" E, a distance of 371.29 feet to a point,
9. S 14° 22' 09" W, a distance of 133.16 feet to a point,
10. S 56° 23' 51" E, a distance of 317.89 feet to a point,
11. N 67° 43' 07" E, a distance of 94.89 feet to a point,
12. S 06° 34' 22" W, a distance of 230.54 feet to a point,
13. S 16° 09' 15" E, a distance of 179.80 feet to a point,
14. S 45° 59' 03" E, a distance of 91.01 feet to a point,
15. S 34° 00' 20" E, a distance of 329.82 feet to a point,

16. S 85° 00' 40" E, a distance of 36.90 feet to a point,
17. S 59° 08' 23" E, a distance of 129.28 feet to a point,
18. S 81° 09' 34" E, a distance of 103.04 feet to a point,
19. N 79° 55' 50" E, a distance of 256.30 feet to a point,
20. N 59° 39' 39" E, a distance of 145.60 feet to a point,
21. N 74° 37' 47" E, a distance of 70.06 feet to a point,
22. N 67° 33' 55" E, a distance of 84.04 feet to a point,
23. S 77° 28' 34" E, a distance of 46.71 feet to a point,
24. N 85° 49' 00" E, a distance of 69.42 feet to a point,
25. N 71° 32' 40" E, a distance of 130.47 feet to a point,
26. N 77° 18' 32" E, a distance of 156.73 feet to a point,
27. N 86° 05' 03" E, a distance of 154.51 feet to a point,
28. N 43° 07' 08" E, a distance of 127.55 feet to a point,
29. N 55° 09' 59" E, a distance of 258.10 feet to a point,
30. N 34° 13' 42" E, a distance of 303.74 feet to a point,
31. N 06° 36' 39" E, a distance of 268.20 feet to a point,
32. N 32° 36' 48" W, a distance of 296.25 feet to a point,
33. N 48° 39' 40" W, a distance of 82.95 feet to a point,
34. N 36° 39' 04" W, a distance of 245.25 feet to a point,
35. N 53° 36' 13" W, a distance of 176.30 feet to a point,
36. N 81° 49' 25" W, a distance of 51.67 feet to a point,
37. S 56° 37' 19" W, a distance of 82.76 feet to a point,
38. N 44° 24' 30" W, a distance of 55.80 feet to a point,
39. N 13° 11' 39" E, a distance of 53.77 feet to a point,
40. N 25° 16' 30" W, a distance of 172.73 feet to a point,

050024.001.1.0302

41. N 47° 35' 56" W, a distance of 135.07 feet to a point,
42. N 27° 17' 10" W, a distance of 43.80 feet to a point,
43. N 27° 17' 10" W, a distance of 59.34 feet to a point,
44. N 21° 30' 45" W, a distance of 37.59 feet to a point,
45. N 12° 46' 26" E, a distance of 229.12 feet to a point,
46. N 04° 51' 59" W, a distance of 67.13 feet to a point,
47. N 00° 21' 48" W, a distance of 259.47 feet to a point,
48. N 12° 03' 41" W, a distance of 102.78 feet to a point,
49. N 37° 57' 56" W, a distance of 163.61 feet to a point,
50. N 63° 50' 11" W, a distance of 141.48 feet to a point,
51. N 36° 27' 01" W, a distance of 68.88 feet to a point,
52. N 59° 37' 00" W, a distance of 114.13 feet to a point,
53. N 26° 26' 55" W, a distance of 88.16 feet to a point,
54. N 00° 59' 49" W, a distance of 57.16 feet to a point,
55. N 21° 10' 01" W, a distance of 177.85 feet to a point,
56. N 08° 53' 03" W, a distance of 92.34 feet to a point, and
57. N 27° 38' 14" W, a distance of 355.84 feet to a point in the north line of the said 523.70 acre tract, being a the south line of a called 25.102 acre tract of land as conveyed to Jessco Construction Company, Inc., as recorded in Volume 12679, pg. 1099 of the Real Property Records of Travis County, Texas;

THENCE, continuing with the north line of the said 523.70 acre tract, being the south line of the said 25.102 acre tract the following two (2) courses:

1. S 89° 27' 11" E, a distance of 405.32 feet to a 1½-inch iron pipe found, and
2. S 89° 17' 55" E, a distance of 25.05 feet to a point;

THENCE, leaving the said line, crossing the said 523.70 acre tract, the following sixteen courses:

1. S 50° 24' 50" E, a distance of 69.32 feet to a point,
2. S 01° 59' 29" E, a distance of 123.41 feet to a point,
3. S 38° 05' 33" E, a distance of 137.32 feet to a point,

4. S 10° 22' 25" E, a distance of 300.37 feet to a point,
5. S 27° 10' 34" E, a distance of 53.48 feet to a point,
6. S 64° 53' 39" E, a distance of 122.68 feet to a point,
7. S 44° 37' 42" E, a distance of 144.71 feet to a point,
8. N 39° 38' 45" E, a distance of 99.92 feet to a point,
9. N 04° 56' 53" W, a distance of 78.13 feet to a point,
10. N 28° 08' 12" E, a distance of 125.48 feet to a point,
11. N 36° 35' 38" E, a distance of 87.74 feet to a point,
12. N 42° 13' 36" E, a distance of 74.25 feet to a point,
13. N 50° 09' 00" E, a distance of 237.33 feet to a point,
14. N 55° 15' 31" E, a distance of 171.42 feet to a point,
15. N 43° 20' 30" E, a distance of 50.82 feet to a point, and
16. N 23° 03' 58" E, a distance of 108.21 feet to a point in the north line of the said 523.70 acre tract, being the south line of Tanglewood Forest, Section Four, Phase A, a subdivision as recorded in Volume 83, Pages 57B-57C of the Plat Records of Travis County, Texas;

THENCE, with the north line of the said 523.70 acre tract, being the south line of the said Tanglewood Forest, Section Four, Phase A plat, N 89° 53' 04" E, a distance of 68.89 feet to a point;

THENCE, leaving the said line, crossing the said 523.70 acre tract, the following thirty-four courses:

1. S 39° 38' 08" W, a distance of 211.12 feet to a point,
2. S 51° 20' 56" W, a distance of 391.61 feet to a point,
3. S 39° 40' 41" W, a distance of 76.52 feet to a point,
4. S 33° 48' 09" W, a distance of 149.19 feet to a point,
5. S 15° 27' 08" W, a distance of 84.30 feet to a point,
6. S 23° 47' 19" W, a distance of 134.69 feet to a point,
7. S 07° 59' 17" E, a distance of 84.14 feet to a point,
8. S 67° 58' 01" E, a distance of 95.85 feet to a point,
9. S 27° 22' 54" E, a distance of 85.33 feet to a point,

10. S 04° 42' 09" E, a distance of 244.86 feet to a point,
11. S 18° 26' 02" W, a distance of 337.74 feet to a point,
12. S 23° 39' 24" E, a distance of 214.33 feet to a point,
13. S 51° 59' 42" E, a distance of 389.82 feet to a point,
14. S 47° 42' 51" E, a distance of 67.84 feet to a point,
15. S 49° 24' 37" E, a distance of 13.43 feet to a point,
16. S 54° 28' 24" E, a distance of 25.24 feet to a point,
17. S 60° 15' 54" E, a distance of 106.46 feet to a point,
18. S 48° 53' 52" E, a distance of 51.38 feet to a point,
19. S 45° 33' 17" E, a distance of 137.59 feet to a point,
20. S 35° 26' 42" E, a distance of 120.07 feet to a point,
21. S 20° 34' 10" E, a distance of 34.47 feet to a point,
22. S 42° 09' 28" E, a distance of 20.51 feet to a point,
23. S 46° 12' 35" E, a distance of 111.94 feet to a point,
24. S 22° 24' 26" E, a distance of 261.32 feet to a point,
25. S 38° 47' 56" E, a distance of 167.67 feet to a point,
26. S 33° 01' 03" E, a distance of 95.09 feet to a point,
27. S 29° 09' 31" E, a distance of 288.36 feet to a point,
28. S 58° 11' 19" E, a distance of 69.94 feet to a point,
29. S 60° 57' 02" E, a distance of 36.41 feet to a point,
30. S 64° 04' 34" E, a distance of 84.74 feet to a point,
31. S 55° 43' 26" E, a distance of 39.06 feet to a point,
32. S 49° 14' 52" E, a distance of 56.17 feet to a point,
33. S 56° 19' 14" E, a distance of 84.64 feet to a point,
1. S 89° 59' 34" E, a distance of 40.73 feet to a point in the east line of the said 523.70 acre tract, being the west line of a called 5.92 acre tract of land conveyed to Robert H. Glenn, Jr. as

recorded in Volume 7580, Page 425 of the Deed Records of Travis County, Texas;

THENCE, with the east line of the said 523.70 acre tract, being the west line of the said 5.92 acre tract, S 00° 51' 03" E, a distance of 629.04 feet to a point for the approximate centerline of Slaughter Creek, same being the southwest corner the said 5.92 acre tract, and being a northwest corner of a 17.57 acre tract of land as conveyed to Sam Alexander as recorded in Volume 1488, Page 211 of the Deed Records of Travis County, Texas, for a southeast corner of the herein described tract;

THENCE, with the southeast line of the said 523.70 acre tract, being the approximate centerline of Slaughter Creek and the north line of the said Lot 57 the following three (3) courses:

1. S 66° 45' 30" W, a distance of 288.06 feet to a point,
2. S 32° 50' 30" W, a distance of 222.22 feet to a point, and
3. S 53° 25' 49" W, a distance of 388.02 feet to a iron pipe found for the northwest corner of the said 17.57 acre tract, being the northeast corner of Lot 57, Block f of Hillcrest Section 2, a subdivision as recorded in Volume 161, Pages 27D of the Plat Records of Travis County, Texas, for the POINT OF COMMENCING of the herein described Save And Except tract;

THENCE, continuing with the southeast line of the said 523.70 acre tract, being the approximate centerline of Slaughter Creek and the north line of the said Lot 57 the following thirteen (13) courses:

1. S 21° 57' 40" W, a distance of 95.85 feet to a point,
2. S 46° 16' 18" W, a distance of 89.37 feet to a point,
3. S 58° 38' 37" W, a distance of 68.56 feet to a point,
4. S 76° 13' 44" W, a distance of 77.53 feet to a point,
5. S 82° 43' 08" W, a distance of 75.79 feet to a point,
6. N 77° 45' 44" W, a distance of 161.90 feet to a point,
7. N 79° 26' 15" W, a distance of 134.98 feet to a point,
8. S 77° 35' 45" W, a distance of 132.97 feet to a point,
9. S 74° 04' 49" W, a distance of 64.55 feet to a point,
10. N 84° 15' 10" W, a distance of 93.04 feet to a point,
11. N 63° 25' 43" W, a distance of 75.12 feet to a point,
12. N 66° 48' 50" W, a distance of 168.71 feet to a point, and
13. N 60° 01' 15" W, a distance of 36.82 feet to a point for the northwest corner of the said Lot 57, being an interior corner of the said 523.70 acre tract;

THENCE, with an east line of the said 523.70 acre tract, being the west line of the said Lot 57 and the

west line of Lot 56 of the said of Hillcrest Section 2, the following two (2) courses:

1. S 21° 14' 14" W, a distance of 59.97 feet to a point, and
2. S 21° 58' 21" E, a distance of 35.58 feet to a point,

THENCE, leaving the said line, crossing the said 523.70 acre tract, the following thirty-one (31) courses:

1. N 69° 37' 43" W, a distance of 167.89 feet to a point,
2. S 85° 11' 07" W, a distance of 225.63 feet to a point,
3. S 00° 15' 56" E, a distance of 99.47 feet to a point,
4. N 39° 20' 47" W, a distance of 140.73 feet to a point,
5. N 84° 10' 00" W, a distance of 195.23 feet to a point,
6. N 58° 36' 10" W, a distance of 180.59 feet to a point,
7. N 47° 44' 16" W, a distance of 53.90 feet to a point,
8. N 28° 24' 06" W, a distance of 204.38 feet to a point,
9. N 75° 34' 25" W, a distance of 120.40 feet to a point,
10. S 81° 33' 17" W, a distance of 419.35 feet to a point,
11. S 85° 34' 21" W, a distance of 106.78 feet to a point,
12. N 09° 27' 58" W, a distance of 53.71 feet to a point,
13. N 23° 53' 55" E, a distance of 60.23 feet to a point,
14. N 39° 43' 48" E, a distance of 74.59 feet to a point,
15. N 01° 22' 22" W, a distance of 148.04 feet to a point,
16. N 16° 37' 38" E, a distance of 62.73 feet to a point,
17. N 22° 18' 30" E, a distance of 185.34 feet to a point,
18. N 27° 44' 37" W, a distance of 111.34 feet to a point,
19. N 60° 35' 29" W, a distance of 87.60 feet to a point,
20. N 66° 57' 10" W, a distance of 188.47 feet to a point,
21. N 26° 34' 27" E, a distance of 16.74 feet to a point,
22. N 78° 26' 59" E, a distance of 78.17 feet to a point,

23. N 38° 33' 02" E, a distance of 112.64 feet to a point,
24. N 16° 01' 03" W, a distance of 111.76 feet to a point,
25. N 40° 15' 53" W, a distance of 254.40 feet to a point,
26. N 37° 06' 07" W, a distance of 137.51 feet to a point,
27. N 28° 15' 58" W, a distance of 646.70 feet to a point,
28. N 26° 34' 07" W, a distance of 180.67 feet to a point,
29. N 43° 40' 21" W, a distance of 387.62 feet to a point,
30. N 53° 47' 14" W, a distance of 189.13 feet to a point, and
31. N 65° 29' 09" W, a distance of 166.26 feet to a point in the west line of the said 523.70 acre tract, being the east line of Shady Hollow, Section 6 Phase B, a subdivision as recorded in Book 84, Pages 73C-73D of the Plat Records of Travis County, Texas;

THENCE, with the west line of the said 523.70 acre tract, being the east line of the said Shady Hollow, Section 6 Phase B, N 00° 18' 56" E, a distance of 39.50 feet to a 1/2-inch iron rod found for the northeast corner of Lot 52 of the said Shady Hollow Section 6 Phase B, for the southeast corner of a called 3.55 acre tract of land described in a deed to Shady Hollow Homeowners Association, Inc. as recorded in Volume 12630, Page 205 of the Real Property Records of Travis County, Texas;

THENCE, with the west line of the said 523.70 acre tract, being the east line of the said 3.55 acre tract, and the east line of the said Shady Hollow Section 4, N 00° 18' 40" E, a distance of 543.10 feet to the **POINT OF BEGINNING** and containing 142.15 acres of land.

SAVE AND EXCEPT THE FOLLOWING DESCRIBED 3.60 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a the POINT OF COMMENCING referenced above;

THENCE, crossing the said 523.70 acre tract, N 46° 37' 56" W, a distance of 839.13 feet for the **POINT OF BEGINNING** of the herein described 3.60 acre tract;

THENCE, continuing across the said 523.70 acre tract of land the following thirteen (13) courses:

1. S 76° 46' 07" W, a distance of 65.00 feet to a point,
2. N 84° 33' 49" W, a distance of 52.95 feet to a point,
3. N 28° 37' 39" W, a distance of 47.28 feet to a point,
4. N 23° 29' 33" W, a distance of 150.77 feet to a point,
5. N 11° 20' 22" E, a distance of 95.72 feet to a point,

**BAUERLE RANCH WAIVERS AND INTERPRETATIONS
TO ACCOMMODATE NEIGHBORHOOD DESIRE TO
PROHIBIT GENERAL ACCESS TO SQUIRREL HOLLOW AND BRODIE LANE**

The Shady Hollow community supported the Bauerle Ranch zoning case, however, they had concerns that additional traffic onto Squirrel Hollow would adversely impact Brodie Lane. They requested, and Milburn Homes has agreed, that access from the Bauerle Ranch community to Squirrel Hollow be limited to emergency purposes – emergency vehicle access and as an evacuation route for the Bauerle Ranch residents in the event of an emergency such as a fire.

The City Council recognizes that certain waivers, interpretations and variances will be required to accommodate the Council's desire to approve the requested zoning and accommodate the neighborhood's desire to limit the Squirrel Hollow access to just emergency purposes. In that regard, the City Council recommends the following:

1. That the Transportation Criteria that a single outlet street or more than 2,000 feet be a "two-at-twenty-four roadway" be waived by the Director, provided that if more than 1,000 trips per day, the street be designed with a 40' or 44' pavement. [Section 1.3.2.F of Transportation Criteria Manual]
2. That Staff and the Planning Commission recognize that the single-loaded island of approximately 270 lots within Bauerle Ranch not be construed as a cul-de-sac due to the presence of the emergency purposes access to Squirrel Hollow. [Section 1.3.2.F of the Transportation Criteria Manual]
3. That, due to the removal of general public access to Squirrel Hollow, a variance to the Land Development Code regulation requiring all streets in a new community be aligned with existing streets on adjoining property be waived. [Land Dev. Code Section 25-4-133]
4. That the Planning Commission permit the new "dead end" street created by the limited access road (Squirrel Hollow) be terminated in a cul-de-bubble design to accommodate this limited access connection. [Land Dev. Code Section 25-4-152]
5. That no additional traffic impact analysis be required as a result of the agreement to the limited access connection to Squirrel Hollow. [Land Dev. Code Section 25-6-117]
6. That the funds originally committed by Milburn Homes to the intersection of Brodie Lane at Slaughter Lane be removed since the connection to Squirrel Hollow has been removed and that Milburn Homes agree to pay its pro rata share of the necessary improvements for the intersections of (i) Lindshire Lane and Slaughter Lane and/or (ii) Lynnbrooke and Manchaca Road.
7. That to the extent Staff or the Planning Commission desire that right-of-way on Bauerle Ranch be dedicated, that no fiscal be required to be posted as Milburn Homes will be constructing the limited access connection and there are no plans to extend Squirrel Hollow.

**Explanation of Bauerle Ranch Variances and Interpretations
Needed to Accommodate Emergency Purposes Access
To Squirrel Hollow Drive**

I. Transportation Criteria Variances.

- (A) [The removal of access to Squirrel Hollow will result in an interpretation that the "island" in Bauerle Ranch will be construed as a "single outlet street" requiring substantial over sizing of the entry street. With the emergency access made available through the limited access connection to Squirrel Hollow, no over sizing of the entry road is needed.] Waiver of §1.3.2.F of the Transportation Criteria Manual.

(i) **Regulation.** §1.3.2.F of the Transportation Criteria Manual requires that a single outlet street of more than two thousand feet (2000') in length be designed and installed as a two (2) at twenty-four feet (24) roadway section with a median sixteen feet (16') in length. This regulation can be waived by the director; however, if the street has more than one thousand (1000) trips per day, the street must be designed with a pavement width of forty feet (40') or forty-four feet (44').

(ii) **Pertinence to Bauerle Ranch.** The construction of the Limited Access Connection will result in Post Drive being a single outlet street.

(iii) **Suggested Action.** City Council encourages (i) a waiver of the regulation for criteria that Post Drive be constructed as a two (2) at twenty-four feet (24) roadway section with a median sixteen feet (16') in length and (ii) a requirement that Post Drive be constructed with a pavement width of forty feet (40').

- (B) [The removal of access to Squirrel Hollow will result in an interpretation that the "island" in Bauerle Ranch will be construed as a "cul-de-sac". With the limited access connection to Squirrel Hollow, the "island" should not be construed as a cul-de-sac.] Interpretation of §1.3.2.F of the Transportation Criteria Manual.

(i) **Regulation.** §1.3.2.F of the Transportation Criteria Manual requires that if the length of a cul-de-sac exceeds two thousand feet (2000'), a variance be approved by the Planning Commission to permit such a road.

(ii) **Pertinence to Bauerle Ranch.** The single loaded "island" of approximately two hundred seventy (270) lots that will be created with the construction of the Limited Access connection *could possibly* be construed as a cul-de-sac. The single outlet street should not be considered a cul-de-sac since emergency access is available.

(iii) **Suggested Action.** City Council encourages confirmation that no variance will be required pursuant to §1.3.2.F of the Transportation Criteria Manual for Bauerle Ranch.

II. Land Development Code Variances.

- (A) [With us agreeing not to connect a public road to Squirrel Hollow, we cannot comply at the platting stage with the requirement that we connect to all adjoining streets.] Street Alignment; §25-4-133 – Land Development Code.

(i) Regulation. §25-4-133 of the Land Development Code requires that streets of new subdivisions be aligned with existing streets on adjoining property unless the Planning Commission determines otherwise.

(ii) Pertinence to Bauerle Ranch. The connection to Squirrel Hollow will not be made pursuant to the mandate by City Council.

(iii) Suggested Action. The City Council encourages the Planning Commission to waive the requirement for Bauerle Ranch that a public street connection be made to Squirrel Hollow.

(B) [By agreeing to permit the termination of Squirrel Hollow, a cul-de-bubble will be required to permit a turnaround at Squirrel.] Dead-end Streets; Land Development Code - §25-4-152.

(i) Regulation. §25-4-152 of the Land Development Code allows for a street to terminate in a cul-de-sac, or some other variation, if the director determines that it is the most desirable plan.

(ii) Pertinence to Bauerle Ranch. The Limited Access Connection will create a dead-end street and will require a cul-de-sac design in order to accommodate two-way emergency vehicle access.

(iii) Suggested Action. The City Council encourages the Planning Commission to permit the construction of the Limited Access Connection, which will terminate in a cul-de-bubble design.

(C) [To accommodate the neighborhood's request not to connect to Squirrel Hollow, we have asked that no new TIA be required.] Waiver of Transportation Impact Analysis (TIA); §25-6-117 – Land Development Code.

(i) Regulation. §25-6-117 of the Land Development Code permits the director to waive the requirements to submit a traffic impact analysis.

(ii) Pertinence to Bauerle Ranch. The creation of the Limited Access Connection instead of a secondary access to the project will result in changed traffic patterns in the area. The developer of Bauerle Ranch has previously conducted a TIA for the Project and should not be required to conduct an additional TIA due to the creation of the Limited Access Connection.

(iii) Suggested Action. The City Council encourages the Planning Commission to confirm that no additional Transportation Impact Analysis will be required for Bauerle Ranch.

III. [Since we are no longer impacting the Brodie at Slaughter intersection because of the removal of the Squirrel Hollow connection, we have asked that the intersections which are impacted be appropriately improved.] Intersection Upgrades.

(A) The Developer, anticipating that a connection would be required to be made to Squirrel Hollow, originally committed funds for the purpose of upgrading the intersections of Brodie Lane at Squirrel Hollow and Brodie Lane at Slaughter Lane. Since the aforementioned intersections will no longer be impacted in the same way without the connection being made to Brodie Lane from Squirrel Hollow, it would no longer be

appropriate for the Developer to fund such intersectional improvements in the manner as originally contemplated.

(B) The City desires for the funding originally reserved for the intersection improvements at the intersection of Brodie lane at Squirrel Hollow to be deleted and the funding for Brodie Lane at Slaughter Lane and Lindshire Lane at Slaughter Lane be redirected to the intersection(s) that will be impacted due to the lack of a secondary access to Bauerle Ranch.

(C) The Developer shall agree to pay its pro rata share of the necessary intersection improvements for the intersections of (i) Lindshire Lane and Slaughter Lane and/or (ii) Lynnbrooke and Manchaca.

IV. *[Staff has mentioned that they might want the Squirrel Hollow right-of-way be dedicated in the unlikely event it is ever needed in the future. We ask that we not be required to post fiscal for a road that will never be built.] Squirrel Hollow Right-of-Way.*

(A) The Developer, anticipating that a connection would be required to be made to Squirrel Hollow, dedicated right-of-way for Squirrel Hollow in the site plan for Bauerle Ranch. The City desires for the Developer to not vacate the dedicated right-of-way, although no road is planned to be constructed, and to construct the Limited Access Connection within portions of the existing right-of-way.

(B) The City will not require the Developer to post fiscal for the completion and construction of a roadway for the Limited Access Connection.